



**Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476**

**Legal Notice
Public Hearing
Zoning Bylaw Amendments**

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, February 26, 2024, Monday, March 4, 2024**, and, if necessary, **March 18, 2024**. The ARB will hear public comments on proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will deliberate and make recommendations on the proposed amendments on **Monday, March 18, 2024**, and, if necessary, **Monday, April 1, 2024**, for Annual Town Meeting, which will begin on Wednesday, April 24, 2024.

The following articles propose changes to the Zoning Bylaw and are the subject of the public hearing scheduled for **Monday, February 26, 2024, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts:

ARTICLE A (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ BUILDING DEFINITIONS

To see if the Town will vote to amend Section 2: Definitions, in the Zoning Bylaw to amend the definitions of Building, Attached, and Building, Detached, to clear up an ambiguity between those two definitions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE B (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ ADMINISTRATIVE CLARIFICATION

To see if the Town will vote to amend Section 5.4.2.A. R District Yard and Open Space Requirements in the Zoning Bylaw to reference an exception found elsewhere in the Zoning Bylaw; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE C (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ ADMINISTRATIVE CORRECTION

To see if the Town will vote to amend Section 5.9.2. Accessory Dwelling Units for clarity to change how subsections are numbered and to remove a subsection that is outdated; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE D (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ DELETE INLAND WETLAND OVERLAY DISTRICT

To see if the Town will vote to delete Section 5.8, Inland Wetland Overlay District, from the Zoning Bylaw and adjust the numbering of subsequent sections; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE E (tentatively scheduled, subject to change)
ZONING BYLAW AMENDMENT/ REDUCED HEIGHT BUFFER

To see if the Town will vote to amend Section 5.3.19. Reduced Height Buffer Area in the Zoning Bylaw to alter the height buffer requirements; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

The following articles propose changes to the Zoning Bylaw and are the subject of the public hearing scheduled for **Monday, March 4, 2024, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts:

ARTICLE F (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ REAR YARD SETBACKS IN BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw Section 5.5.2, Dimensional and Density Regulations, to adjust the rear yard setback requirement for uses of four or more stories in the Business Districts; or take any action related thereto.

(Inserted at the request of Andrew S. Greenspon and 10 registered voters)

ARTICLE G (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ TRAFFIC VISIBILITY

To see if the Town will vote to amend Section 5.3.12(A) of the Town's Zoning Bylaws to permit buildings, structures or vegetation across street corners if it can be shown that they will not restrict visibility in such a way as to hinder the safe transit of a vehicle through the subject intersection; or take any action related thereto.

(Inserted at the request of Caitlin Elizabeth Monaghan and 10 registered voters)

ARTICLE H (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ REZONE 5-7 WINTER STREET

To see if the Town will vote to add the Address of 5-7 Winter St., to the Neighborhood Multi-Family (NMF) Subdistrict Parcel List. So that the Map/Table listing of all the properties in the Neighborhood Multi-Family (NMF) Subdistrict includes the following property, the additional line will read as follows: Address: 5-7 Winter St.; Owner: AML Realty Trust; Existing Use Codes: 104; Existing Use Description: Two Family Residential; Parcel Acres: 0.420; Parcel Square Footage: 18,306; or take any action related thereto.

(Inserted at the request of John D. Leone and 10 registered voters)

ARTICLE I (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ RESIDENTIAL USES

To see if the Town will vote to amend Section 5.4 of the Town's Zoning Bylaws by changing the definitions, regulations, and requirements of R0 Large Lot Single-Family Districts, R1 Single-Family Districts and R2 Two-Family Districts to permit the expansion of allowable residential uses in these districts, with the goal of diversifying the Town's housing stock; or take any action related thereto.

(Inserted at the request of John Paul Lewicke and 10 registered voters)

ARTICLE J (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ SHADED PARKING LOTS

To see if the Town will vote to amend Section 6.1.11.D of the Zoning Bylaw to require that trees or other shade be provided in parking lots with more than 25 spaces; or take any action related thereto.

(Inserted at the request of Susan Stamps and 10 registered voters)

The ARB will deliberate and may vote on the proposed amendments on **Monday, March 18, 2024**, and, if necessary, on **Monday, April 1, 2024, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts.

The draft language of the proposed amendments to the Zoning Bylaw is available on Thursday, February 15, 2024, and may be viewed at the front counter of the Department of Planning and Community Development at 730 Massachusetts Avenue, at the main desk of the Robbins Library at 700 Massachusetts Avenue, or viewed and downloaded from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov/arb.

**Rachel Zsembery, Chair
Arlington Redevelopment Board**